

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



March 13, 1980

Mr. E. A. Prichard
4103 Chain Bridge Road
Fairfax, Virginia 22030

Re: Rezoning Application
Number 79-C-032

Dear Mr. Prichard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 3, 1980, granting, as proffered, Rezoning No. 79-C-032 in the name of Reston Land Corporation, to rezone certain land in Centreville District from RE and R-1 District to PRC District on subject parcels 11-2 ((1)) pt. 33A; 11-4 ((1)) 2, 5; 12-3 ((1)) 26, 30; 17-2 ((1)) 17 consisting of 394.5712 acres.

Very truly yours,

Ethel Wilcox Register

Ethel Wilcox Register
Clerk to the Board

EWR/mg

cc: Mr. Patteson
Mr. Knowlton
✓ Mr. Steele
Mr. Beales

Reston Land Corporation

January 23, 1980

79-C-032

11800 SUNRISE VALLEY DRIVE, SUITE 14
RESTON, VIRGINIA 22091
TELEPHONE (703) 620-4780

PROFFERS

RESTON LAND CORPORATION REZONING AND DEVELOPMENT PLAN

REZONING

- Remove →
- A. Reston Land Corporation (RLC) proffers that the southernmost (neighborhood) Convenience Center will initially be a combination eating establishment and Reston sales/information center (Article 6-302B, items 5 and 9).
 - B. RLC proffers that when the sales/information center is no longer needed for the marketing of Reston that the portion used for such will be converted to one of the following:
 - an expanded or second eating establishment
 - office space
 - C. RLC proffers to present the residential street intersection designs and on-street parking details to the Department of Environmental Management (DEM) and to the Virginia Department of Highways and Transportation (VDH&T) in order to resolve any housekeeping details.
 - D. RLC proffers that the community facility indicated at the northerly location will be one or more of:
 - community uses (group 4)
 - institutional uses (group 3)
 - public and quasi-public uses (category 3)

DEVELOPMENT PLAN

- 1. RLC proffers to dedicate and construct Wiehle Avenue as a four lane divided facility from Baron Cameron (Route 606) to the East-West Road rather than the four lane undivided roadway as indicated on the development plan in order to better facilitate turning movements related to the intermediate and secondary school sites.
- 2. RLC proffers to construct stacking lanes for both new entrances along Baron Cameron Avenue (North Village Road and the private road serving the Brown's Chapel sports park/restaurant/sales and information center).
- 3. RLC proffers to record a limit of clearing line for all residential areas along Reston Avenue that averages 90 feet from the future centerline of Reston Avenue (except for required public facilities and utilities).

4. RLC proffers to amend the trails system to:

- add a walkway along Baron Cameron Avenue from the Secondary School to North Village Road.
- add a walkway along the private road from the sales center to the intersection of Baron Cameron Avenue and existing Village Road.
- switch the walkway from the north side to the south side of the East-West Road.
- add a walkway connection from the internal circulation system to the east boundary of Reston (to meet the Crippen property).

5. RLC proffers to utilize the reverse frontage design concept along Reston and Baron Cameron Avenues.



Richard P. Bonar,
Vice President

RPB/sbp

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia on the 3 day of March , 1980, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
(PROPOSAL NO. 79-C-032)

WHEREAS, Reston Land Corporation filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from RE & R-1 District to PRC District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

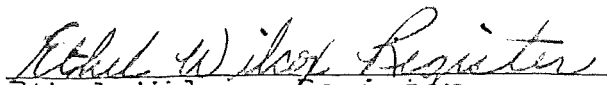
NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Centreville District, and more particularly described as follows:

See attached legal description.

Be, and hereby is, zoned to the PRC District, and said property is subject to the use regulations of said PRC District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., § 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 3 day of March , 1980.


Ethel Wilcox Register
Clerk to the Board

DESCRIPTION OF PART II OF THE 23rd ADDITION TO THE FIRST PRC
BEING PORTIONS OF PARCEL 3, RESTON, OF THE LANDS OF RESTON
LAND CORPORATION, FAIRFAX COUNTY SCHOOL BOARD, RESTON PARK,
INC., AND CHRIST BAPTIST CHURCH, CENTREVILLE DISTRICT,
FAIRFAX COUNTY, VIRGINIA.

BEGINNING at a point in the northerly right-of-way line of Baron Cameron Avenue (Route 606), said point being the southwest corner of the Fairfax County School Board;

thence with the northerly right-of-way line of Baron Cameron Avenue the following courses and distances:

with the arc of a curve to the left whose radius is 1505.18 feet and whose chord bearing and chord are S. 62° 05' 11" W. 199.39 feet respectively, an arc distance of 199.48 feet to a point;

S. 58° 17' 23" W. 2501.31 feet to a point;

with the arc of a curve to the right whose radius is 1902.09 feet and whose chord bearing and chord are S. 67° 55' 23" W. 636.61 feet respectively, an arc distance of 639.61 feet to a point;
S. 12° 26' 37" E. 4.71 feet to a point;
S. 73° 17' 39" W. 257.98 feet to a point;
S. 77° 43' 50" W. 58.92 feet to a point;

with the arc of a curve to the left whose radius is 1934.80 feet and whose chord bearing and chord are S. 72° 42' 10" W. 339.14 feet respectively, an arc distance of 339.57 feet to a point;

S. 67° 40' 30" W. 220.88 feet to a point;
S. 73° 17' 39" W. 524.07 feet to a point;
S. 81° 49' 29" W. 101.12 feet to a point;
S. 73° 17' 39" W. 100.00 feet to a point; and
N. 59° 26' 11" W. 22.19 feet to a point on the easterly

right-of-way line of Reston Avenue (Route 602);

thence with the easterly right-of-way line of Reston Avenue the following courses and distances:

N. 35° 23' 20" E. 62.50 feet to a point;
N. 30° 46' 20" E. 111.24 feet to a point;
N. 23° 31' 40" E. 178.40 feet to a point;
N. 16° 54' 50" E. 179.95 feet to a point;

with the arc of a curve to the left whose radius is 1130.21 feet and whose chord bearing and chord are N. 27° 35' 47" E. 45.46 feet respectively, an arc distance of 45.46 feet to a point;

N. 26° 24' 39" E. 160.00 feet to a point;
N. 63° 35' 21" W. 10.07 feet to a point;
N. 24° 53' 00" E. 74.20 feet to a point;
N. 20° 05' 40" E. 269.78 feet to a point;
N. 17° 03' 00" E. 219.79 feet to a point;
N. 2° 05' 30" W. 219.91 feet to a point;
N. 6° 06' 00" W. 279.86 feet to a point;
N. 0° 47' 20" W. 199.96 feet to a point;
N. 20° 08' 20" E. 200.19 feet to a point;
N. 25° 27' 47" E. 1533.36 feet to a point;
N. 25° 48' 20" E. 399.83 feet to a point;
N. 30° 09' 30" E. 114.44 feet to a point;
N. 43° 17' 40" E. 172.74 feet to a point;
N. 52° 46' 00" E. 215.98 feet to a point;
N. 0° 37' 40" E. 216.16 feet to a point; and
N. 8° 43' 40" E. 242.99 feet to a point;

thence through Parcel 3 of the land of Reston Land Corporation, the following courses and distances:

S. 89° 25' 37" E. 207.03 feet to a point;

with the arc of a curve to the right whose radius is 790.00 feet and whose chord and chord bearing are S. 72° 39' 00" E. 456.07 feet respectively, an arc distance of 462.65 feet to a point;

S. 55° 52' 21" E. 189.45 feet to a point;

with the arc of a curve to the left whose radius is 1160.00 feet and whose chord bearing and chord are N. 83° 11' 00" E. 1520.34 feet respectively, an arc distance of 1657.89 feet to a point;

N. 42° 14' 22" E. 201.25 feet to a point;

with the arc of a curve to the right whose radius is 710.00 feet and whose chord bearing and chord are N. 61° 48' 42" E. 475.70 feet respectively, an arc distance of 485.08 feet to a point;

N. 81° 23' 04" E. 51.90 feet to a point;

with the arc of a curve to the right whose radius is 25.00 feet and whose chord bearing and chord are S. 53° 36' 56" E. 35.35 feet respectively, an arc distance of 39.27 feet to a point;

S. 8° 36' 56" E. 69.24 feet to a point;

with the arc of a curve to the left whose radius is 1362.96 feet and whose chord bearing and chord are S. 20° 24' 15" E. 556.91 feet respectively, an arc distance of 560.85 feet to a point;

N. 57° 48' 26" E. 75.00 feet to a point;
S. 32° 11' 34" E. 220.00 feet to a point;

with the arc of a curve to the right whose radius is 3045.00 feet and whose chord bearing and chord are S. 23° 07' 05" E. 960.53 feet respectively, an arc distance of 964.56 feet to a point;

S. 14° 02' 36" E. 942.88 feet to a point; and

with the arc of a curve to the left whose radius is 25.00 feet and whose chord bearing and chord are S. 57° 41' 18" E. 34.51 feet respectively, an arc distance of 38.09 feet to a point on the northerly right-of-way line of Baron Cameron Avenue;

thence with the northerly right-of-way line of Baron Cameron Avenue, the following courses and distances:

S. 78° 40' 00" W. 865.04 feet to a point;

with the arc of a curve to the left whose radius is 1985.00 feet and whose chord bearing and chord are S. 73° 28' 03" W. 359.74 feet respectively, an arc distance of 360.24 feet to a point;

N. 21° 43' 48" W. 21.50 feet to a point; and

with the arc of a curve to the left whose radius is 1505.18 feet and whose chord bearing and chord are S. 67° 04' 34" W. 62.67 feet respectively, an arc distance of 62.67 feet to the point of beginning.

Containing 338.3962 Acres

DESCRIPTION OF THE 23rd ADDITION TO THE FIRST P.R.C. BEING A PORTION
OF THE LAND OF RESTON LAND CORPORATION, CENTREVILLE DISTRICT, FAIRFAX
COUNTY, VIRGINIA.

BEGINNING at a point in the northerly right-of-way line of Baron Cameron Avenue (Route 606), said point being the southwest corner of the land of M.S. Crippen;

thence with the northerly right-of-way line of Baron Cameron Avenue,

S. 78° 40' 00" W. 877.80 feet to a point;

thence through Parcel 3 of the land of Reston Land Corporation, the following courses and distances:

with the arc of a curve to the right whose radius is 25.00 feet and whose chord bearing and chord are N. 57° 41' 18" W. 34.51 feet respectively, an arc distance of 38.09 feet to a point;

N. 14° 02' 36" W. 946.87 feet to a point;

with the arc of a curve to the left whose radius is 3045.00 feet and whose chord bearing and chord are N. 23° 07' 05" W. 960.53 feet respectively, an arc distance of 964.56 feet to a point;

N. 32° 11' 34" W. 220.00 feet to a point;

N. 57° 48' 26" E. 343.31 feet to a point; and

N. 34° 20' 00" E. 173.65 feet to a point, said point

being the westerly corner of the land of Paul E. Rasmussen;

thence along the line of Paul E. Rasmussen:

S. 88° 49' 01" E. 749.74 feet to a point, said point being on the westerly right-of-way line of Jordan Road;

thence with the westerly right-of-way line of Jordan Road S. 05° 42' 50" W. 65.63 feet to a point;

thence across Jordan Road and along the line of M. S. Crippen N. 87° 08' 52" E. 442.10 feet to a point, said point being the northwest corner of the land of Bradford;

thence with the westerly line of the land of Bradford S. 04° 49' 28" E. 529.48 feet to a point, said point being the northern corner of the land of M. S. Crippen;

thence with the westerly lines of M. S. Crippen the following courses and distances:

S. 41° 58' 16" W. 465.76 feet to a point; and

S. 14° 04' 33" E. 1265.73 feet to the point of beginning.

CONTAINING 56.1750 Acres.